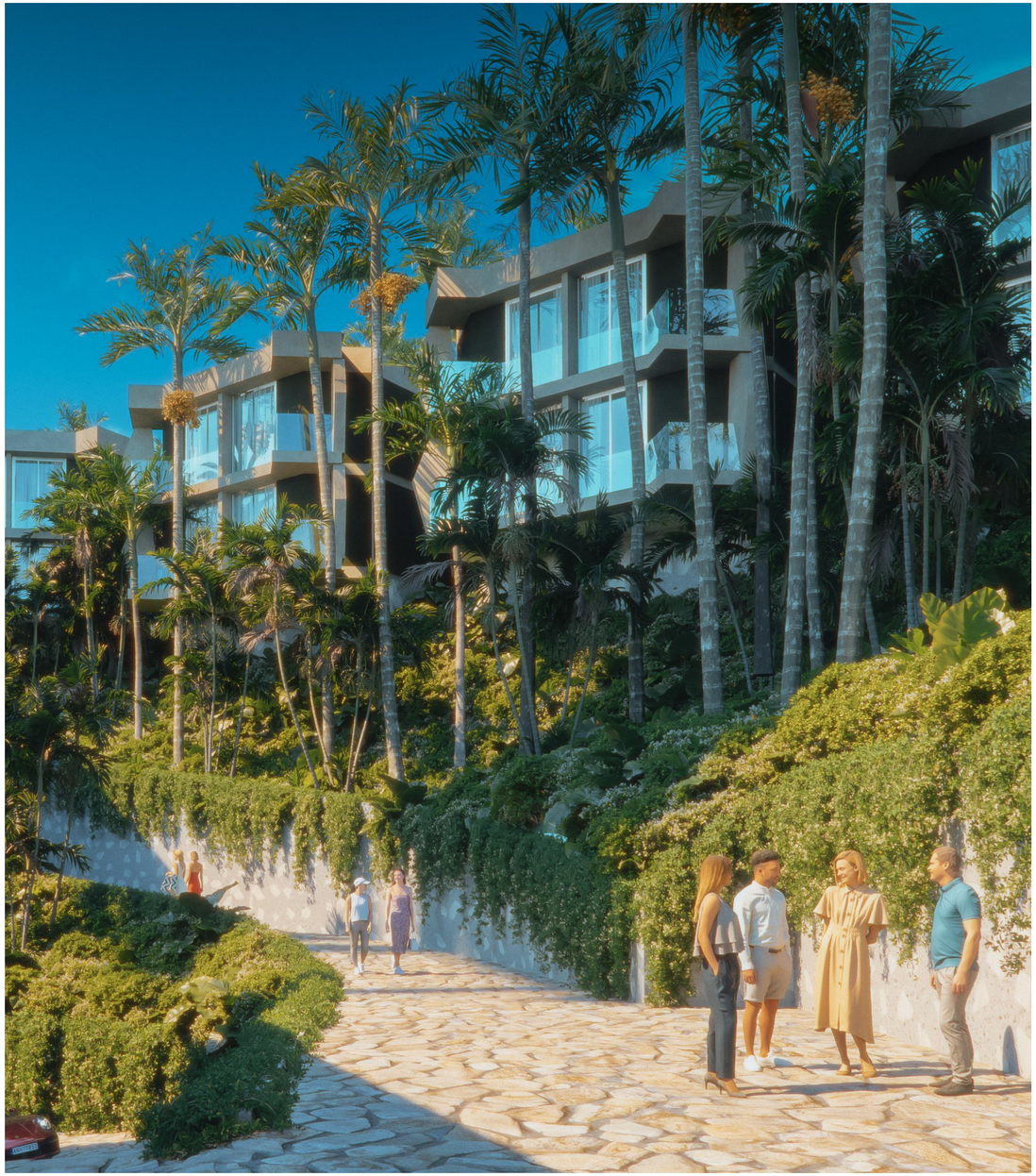


PHENOMENON. SEA VIEW CONDOMINIUM IN KATA AREA

EXCLUSIVE PRE-SALE

General characteristics of the project | Infrastructure | Location advantages | Available apartments



KATA BEACH, PHUKET

Phenomenon

Kata Beach Condominium

EXCLUSIVE PRE-SALE

5,365,000 THB

Starting price of apartments

37 SQ.M.

Apartment area

7% FOR 3 YEARS

Fixed yield option after completion of the project subject to 100% payment

2Q 2026

Completion date

- 390 apartments
- Located on a steep hill in the Kata area with lush landscape and sea view
- 80% of apartments with diagonal sea view
- Public spaces and underground parking
- Own management company of the developer
- Installment - 50% down payment

Phenomenon. Kata Beach Condominium

Available management options

Option 1. Fixed yield

7% FOR 3 YEARS

Fixed yield after completion of the project subject to 100% payment

Own use: not provided

Option 2. Rental Pool Programme

40 | 60 %

40% of gross income to the investor, expenses on the share of management company

Own use: up to 30 days p.a. (30 days in low season or 15 days in high season)

Low season - May to October
High season - November to April

Option 3. Management Agreement

5 - 10 %

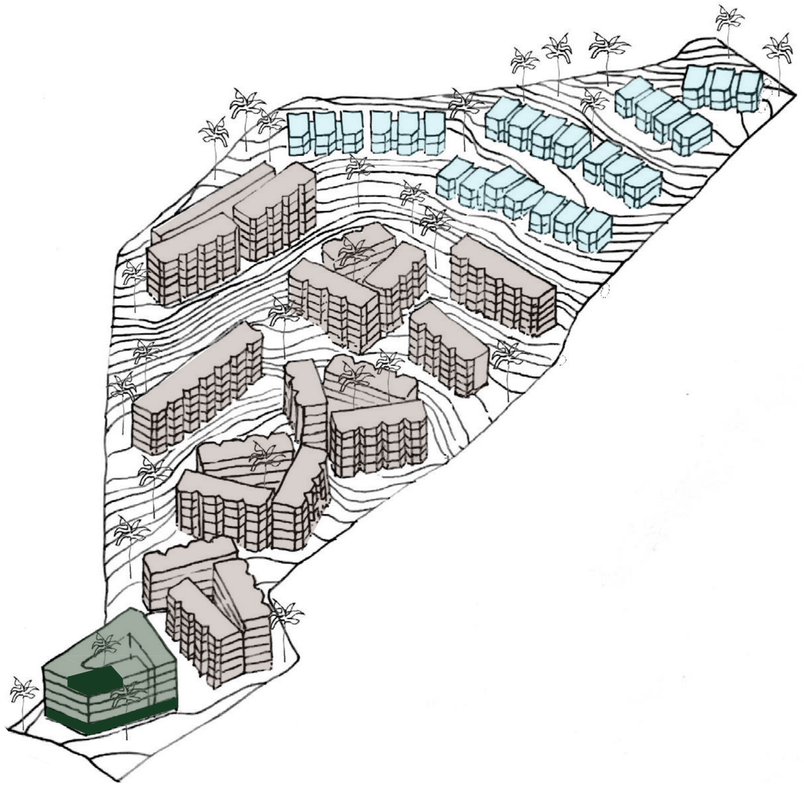
Projected rental income under the management of the management company

Own use: not limited, but affects yield

KATA BEACH, PHUKET

Phenomenon
Kata Beach Condominium

EXCLUSIVE PRE-SALE



Condominium buildings
Townhouses
Hotel
Supermarket, restaurant, coffee place, rooftop bar

390 APARTMENTS - STUDIOS

In 8 uniquely designed buildings, embedded in natural green hills

27 TOWNHOUSES

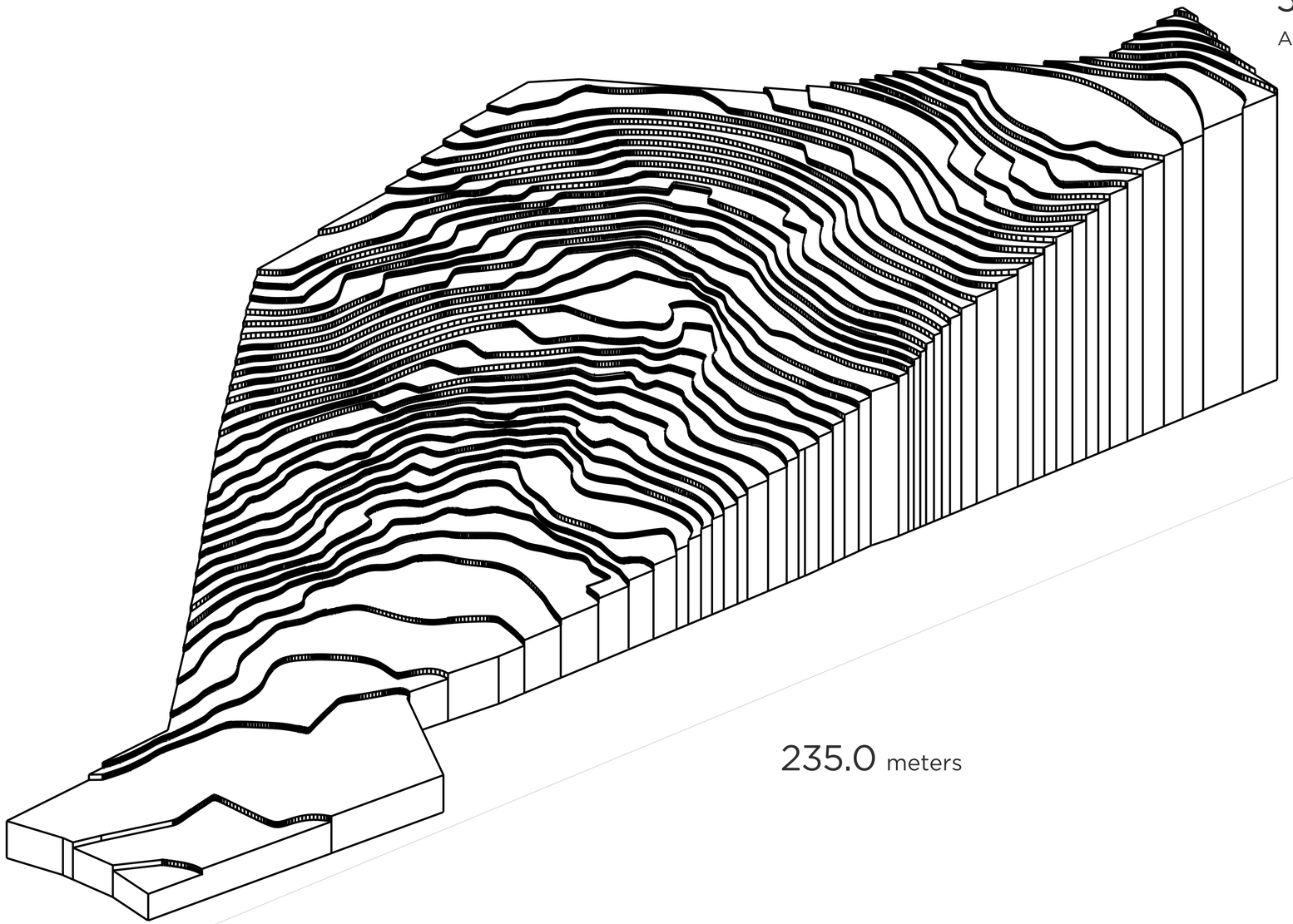
At the top of the hill with an unobstructed view

The complex is further enhanced with a range of amenities including swimming pools, hotel, supermarket, restaurant, rooftop bar, café and a large underground parking.

Project Master Plan






59.0 meters
Above sea level
235.0 meters
5.0 meters
Above sea level


13.800
SQ.M.





Sea view



Mountain view






Genova

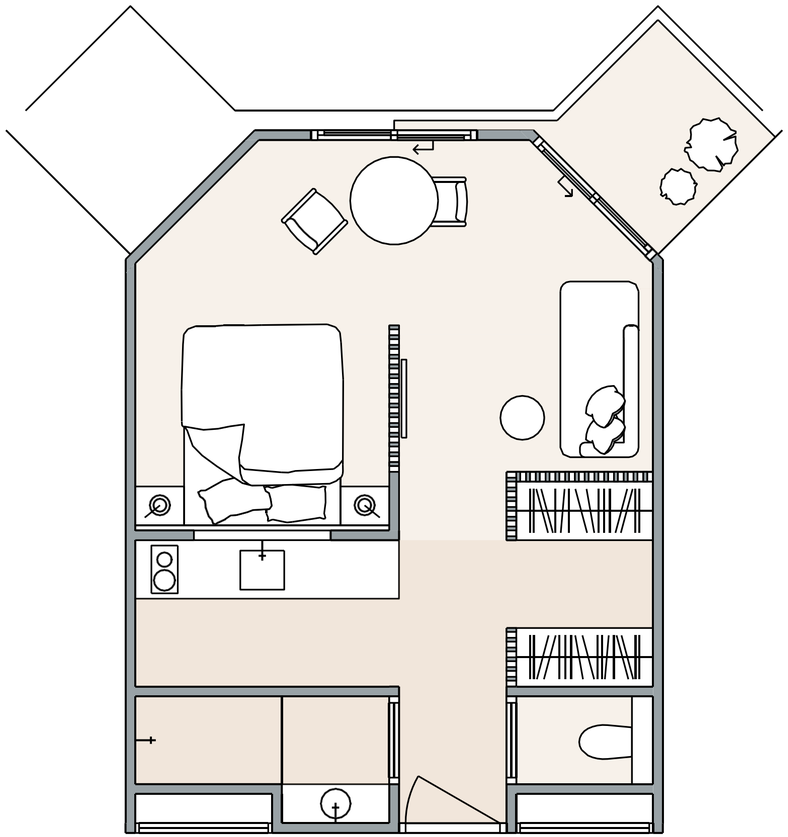




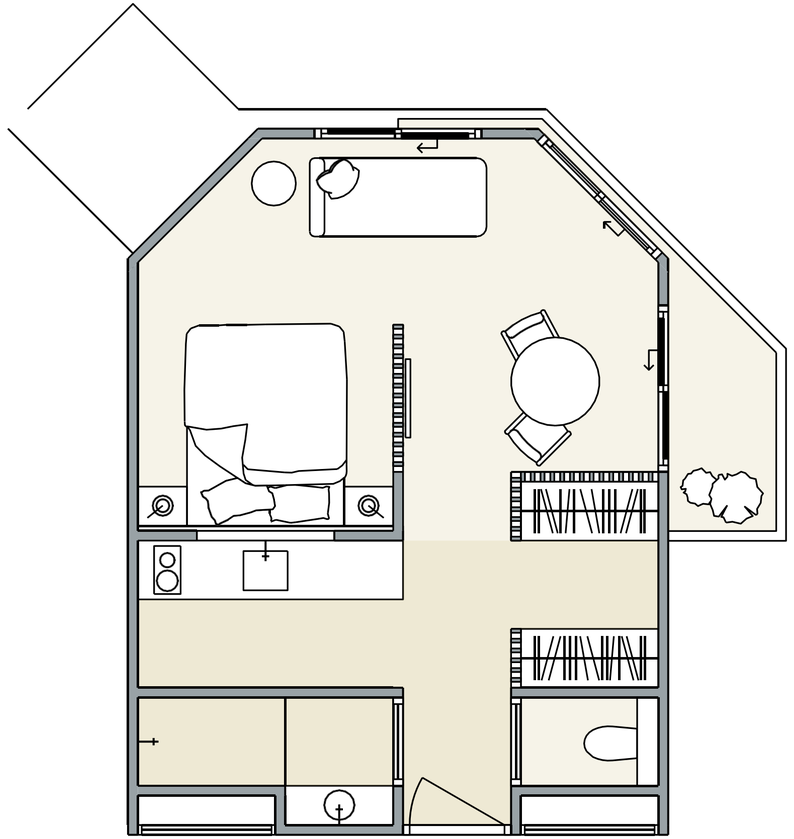



Bergamo

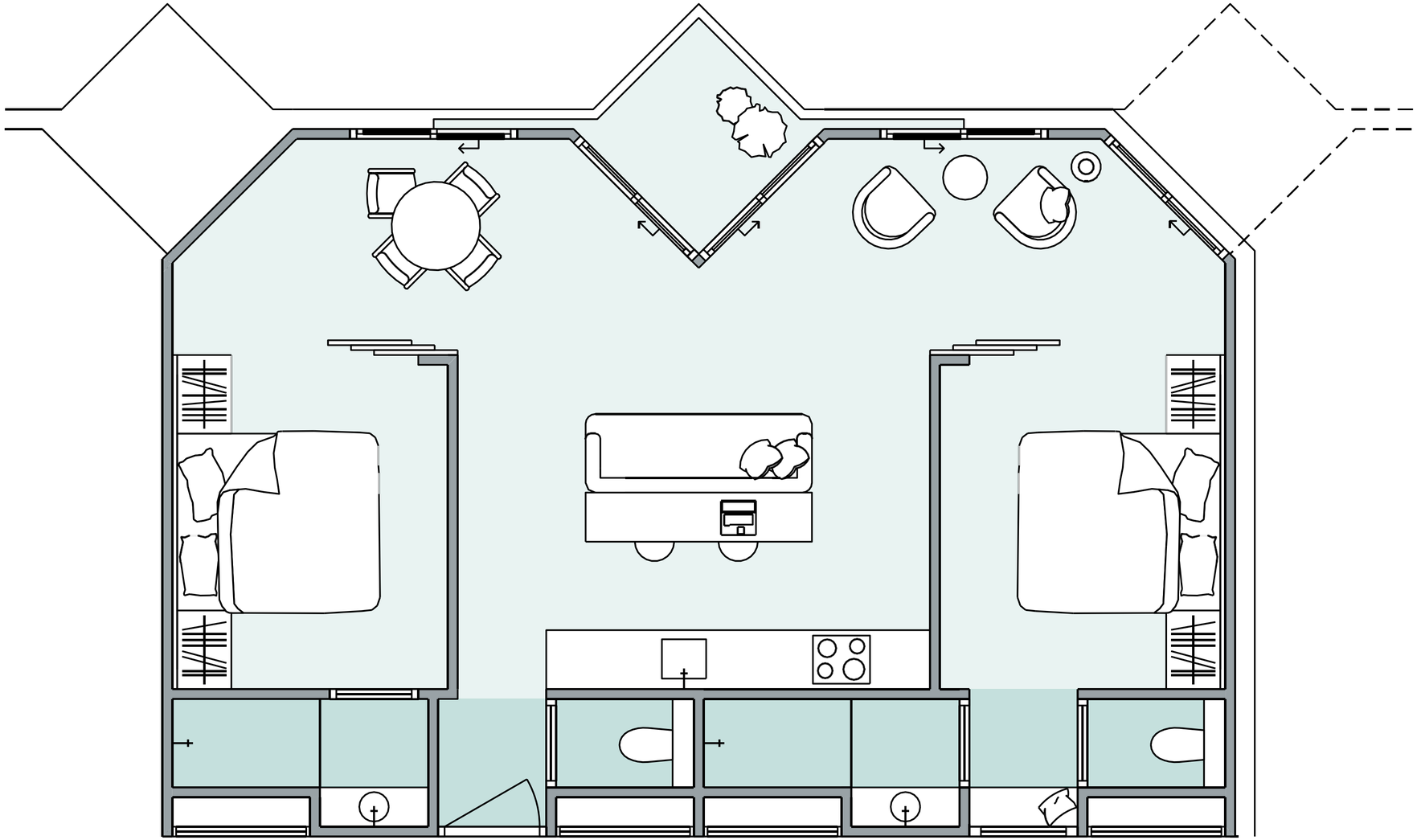
Type A. Studio



Type B. Studio with side window and additional balcony



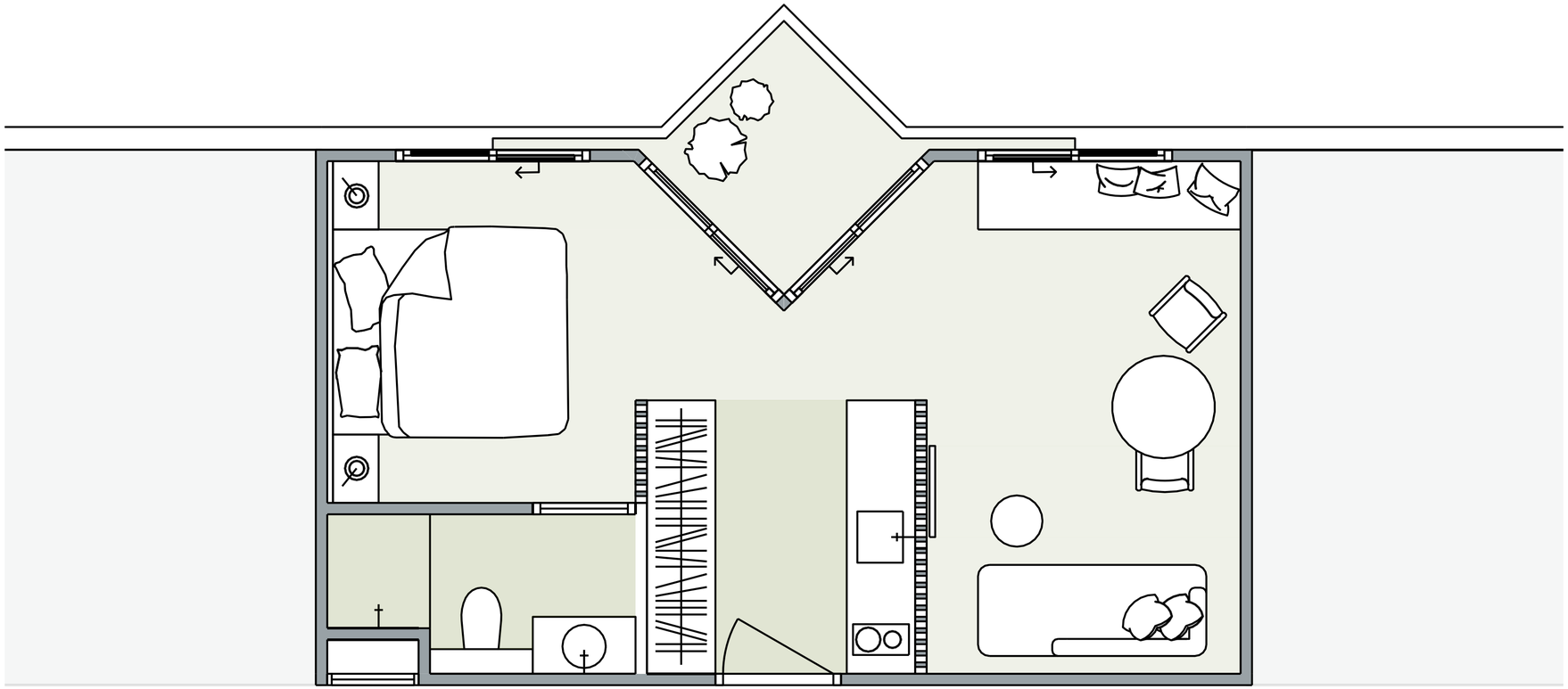
Option of combining 2 studios



Option of combining 2 studios



Type D. One bedroom apartment













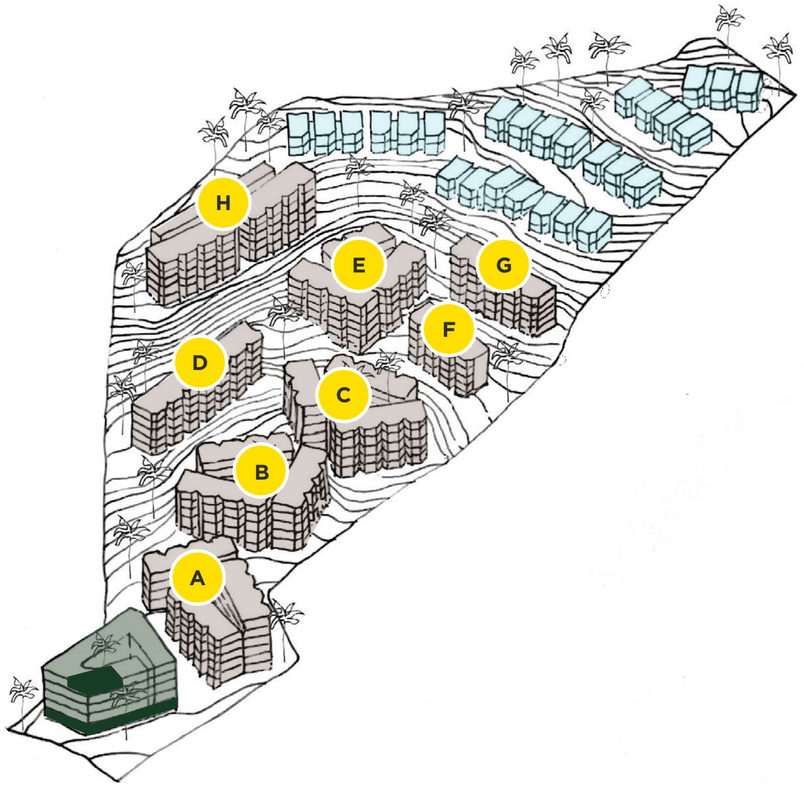






Floor plan

Phenomenon. Sea view condominium in Kata area



Condominium buildings
Townhouses
Hotel
Supermarket, restaurant, coffee place, rooftop bar

Building	Building type	Apartments
A	Condominium	56
B	Condominium	55
C	Condominium	51
D	Condominium	35
E	Condominium	41
F	Condominium	20
G	Condominium	25
H	Condominium	52
I – W	Terraced Duplex	54
Apartments		**390**
Hotel	Hotel	48



A

BUILDING

FLOOR 1



A

BUILDING

FLOOR 2



A

BUILDING

FLOOR 3



A

BUILDING

FLOOR 4



A

BUILDING

FLOOR 5



B

BUILDING

FLOOR 1



B

BUILDING

FLOOR 2



B

BUILDING

FLOOR 3



B

BUILDING

FLOOR 4



B

BUILDING

FLOOR 5



C

BUILDING

FLOOR 1



C

BUILDING

FLOOR 2



C

BUILDING

FLOOR 3



C

BUILDING

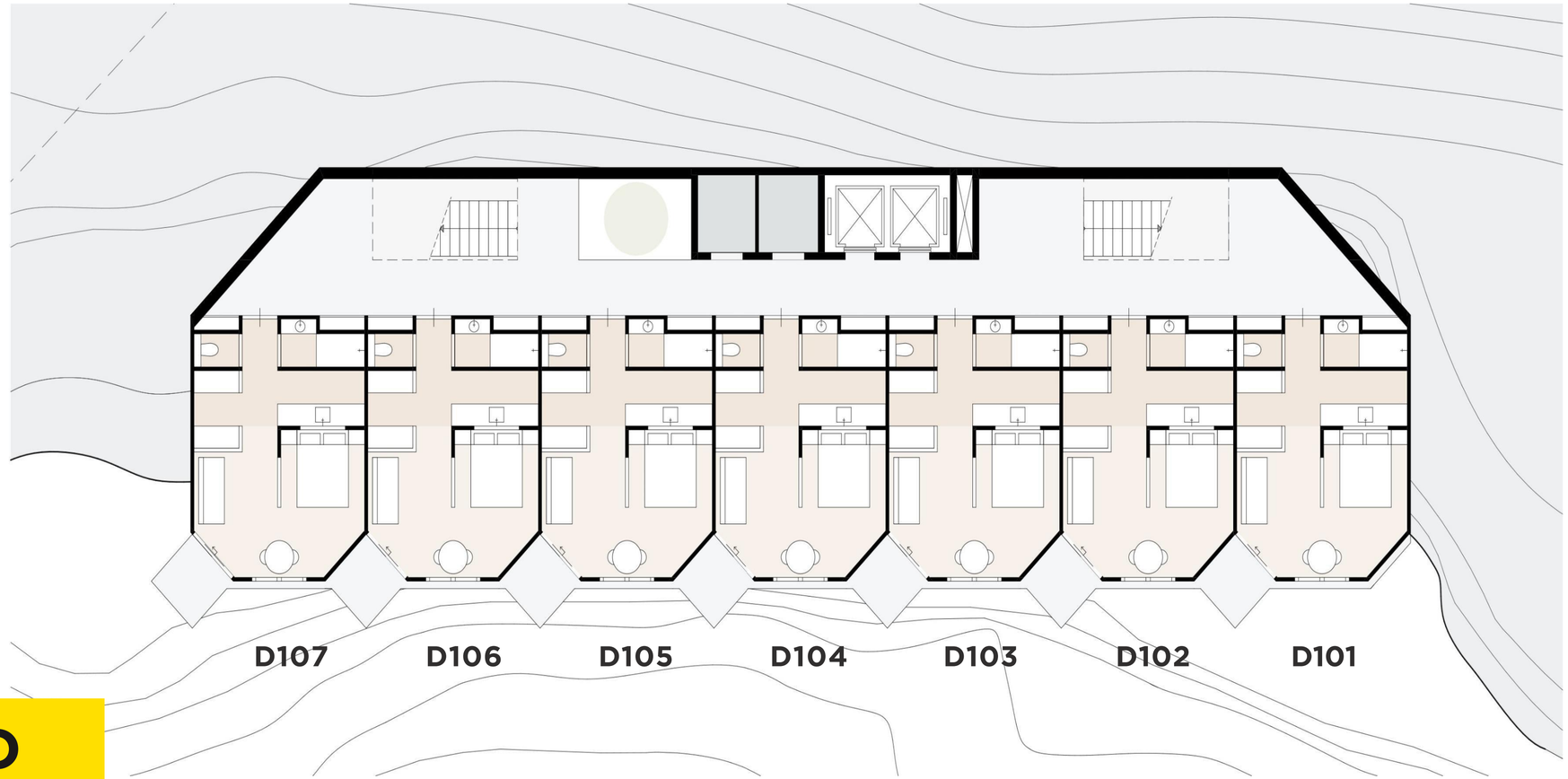
FLOOR 4



C

BUILDING

FLOOR 5



D

BUILDING

FLOOR 1



D

BUILDING

FLOOR 2



D

BUILDING

FLOOR 3



D

BUILDING

FLOOR 4



D

BUILDING

FLOOR 5



E

BUILDING

FLOOR 1



E

BUILDING

FLOOR 2



E

BUILDING

FLOOR 3



E

BUILDING

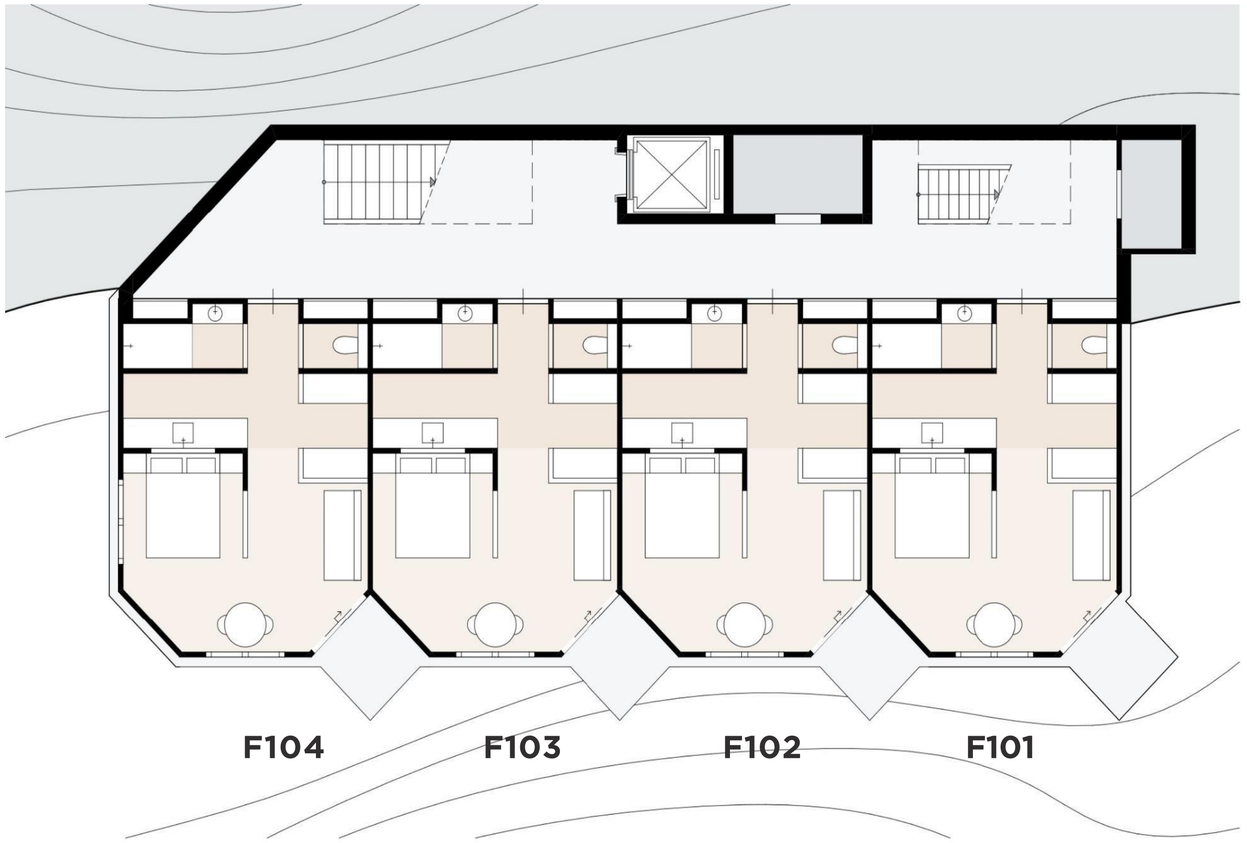
FLOOR 4



E

BUILDING

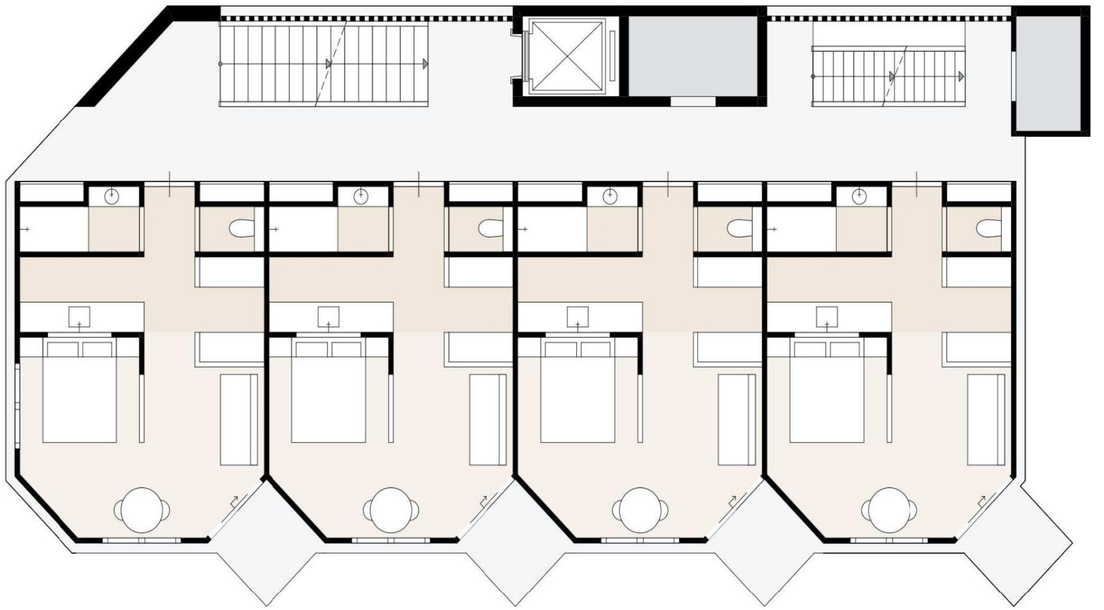
FLOOR 5



F

BUILDING

FLOOR 1



F

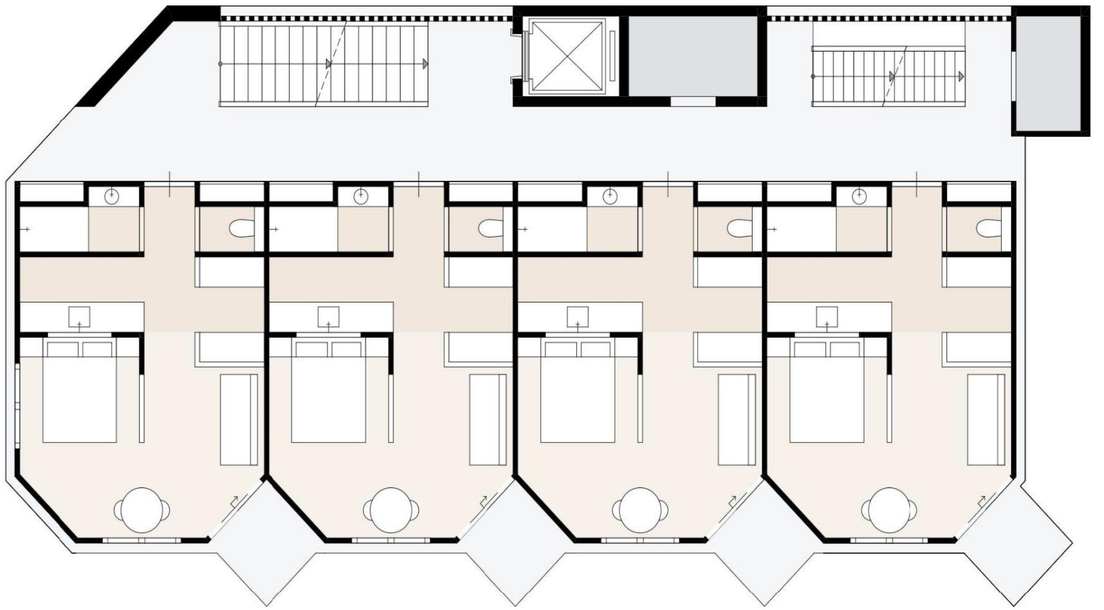
BUILDING

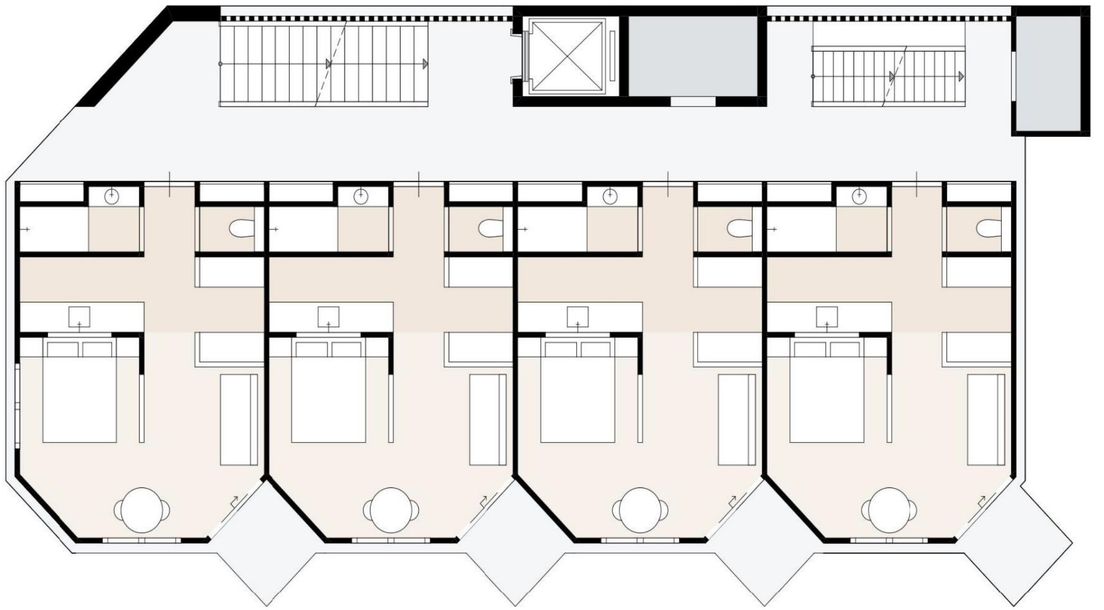
FLOOR 2

F

BUILDING

FLOOR 3

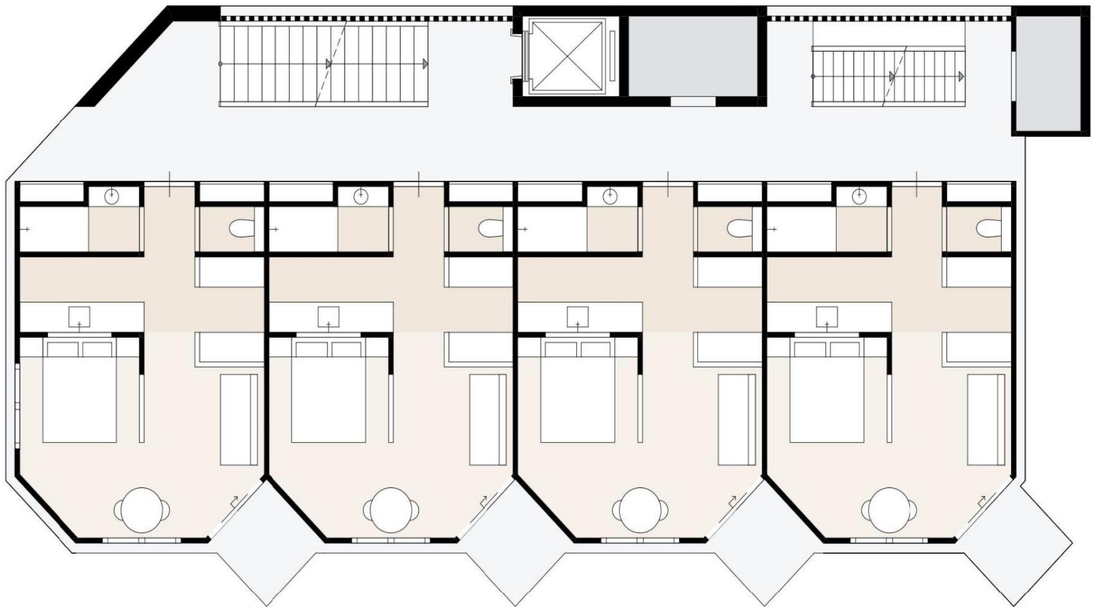




F

BUILDING

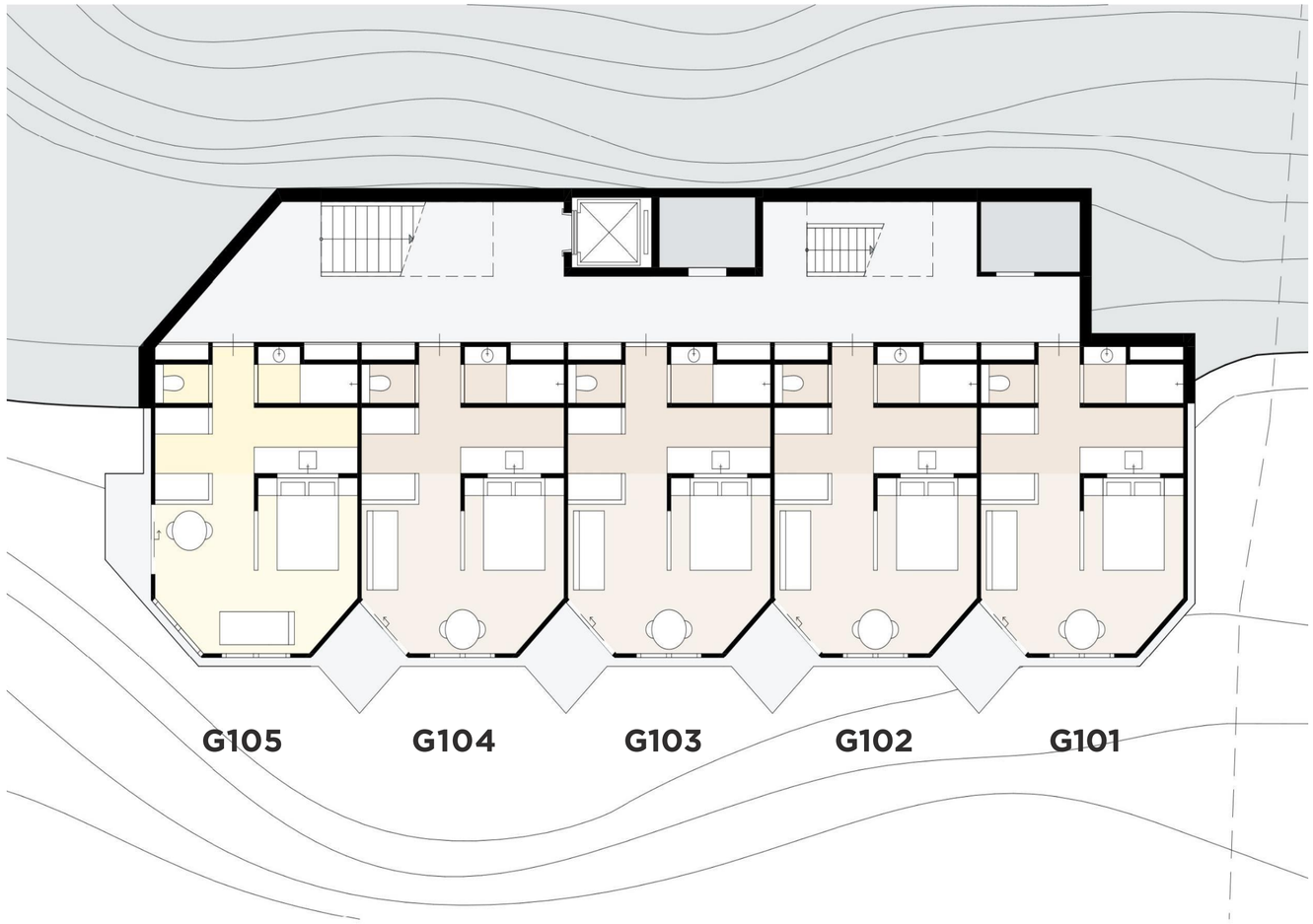
FLOOR 4



F

BUILDING

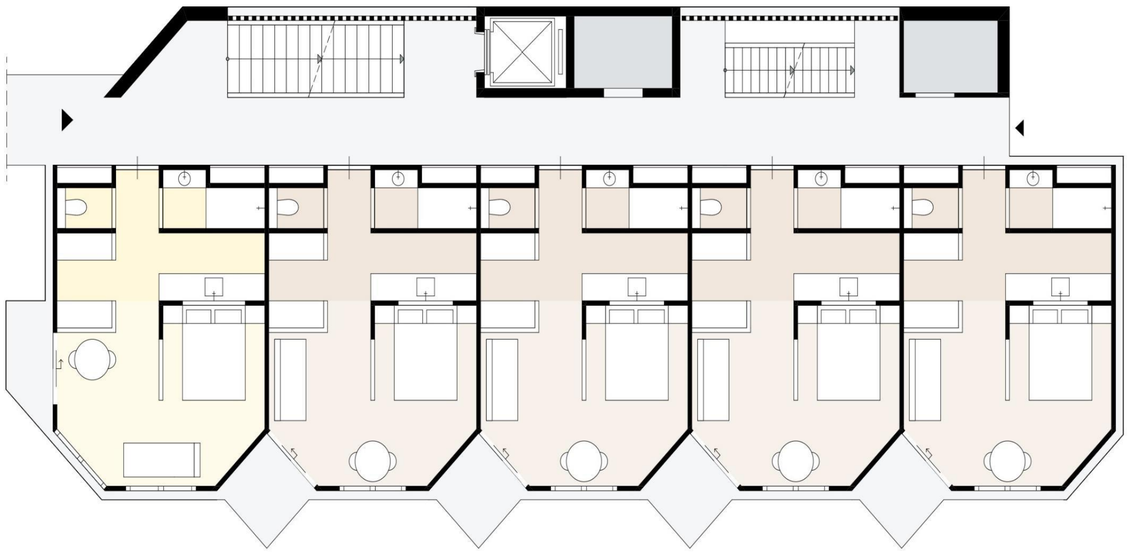
FLOOR 5



G

BUILDING

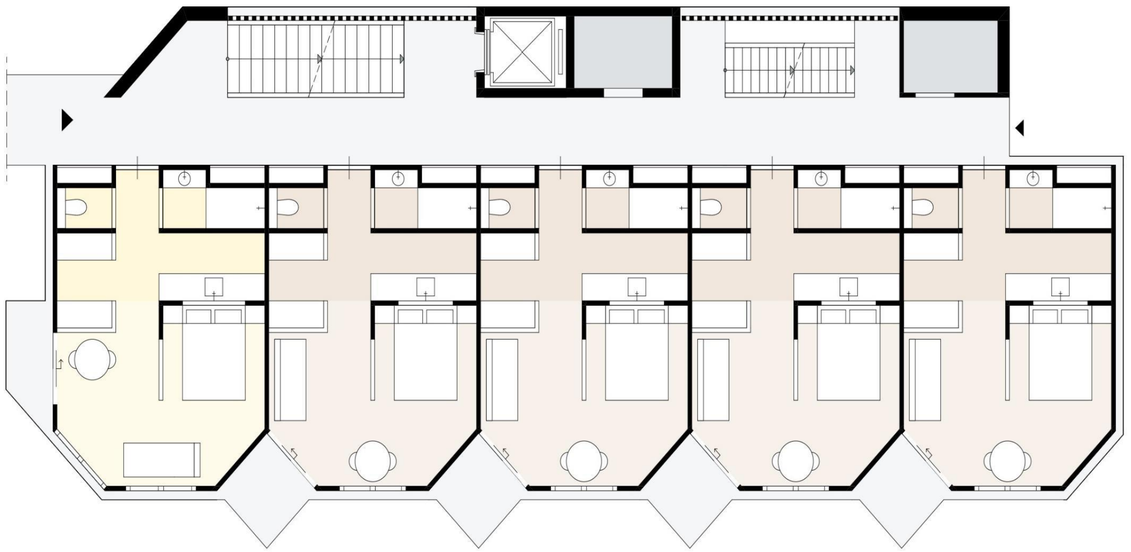
FLOOR 1



G

BUILDING

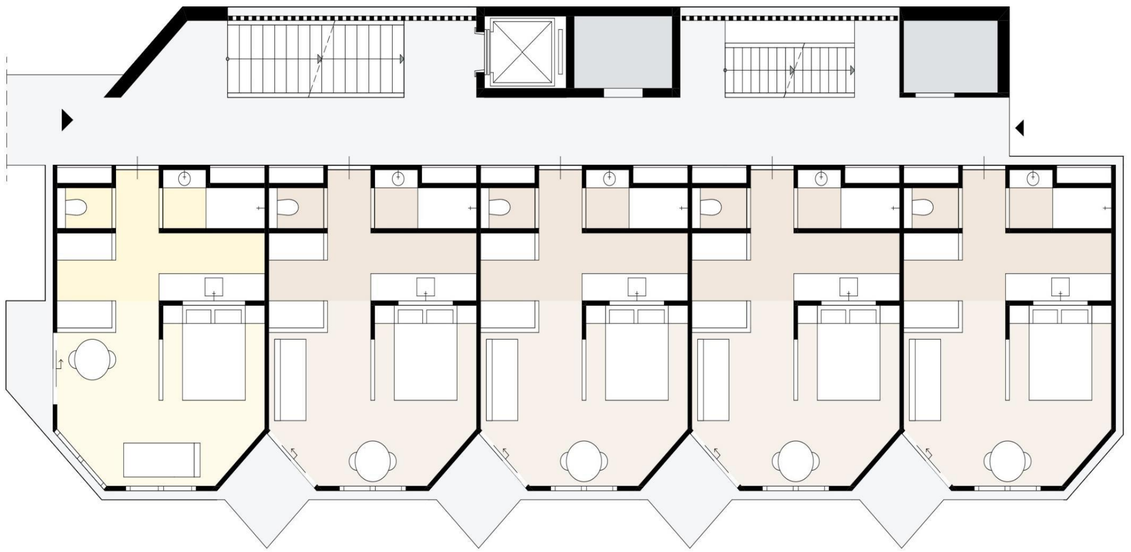
FLOOR 2



G

BUILDING

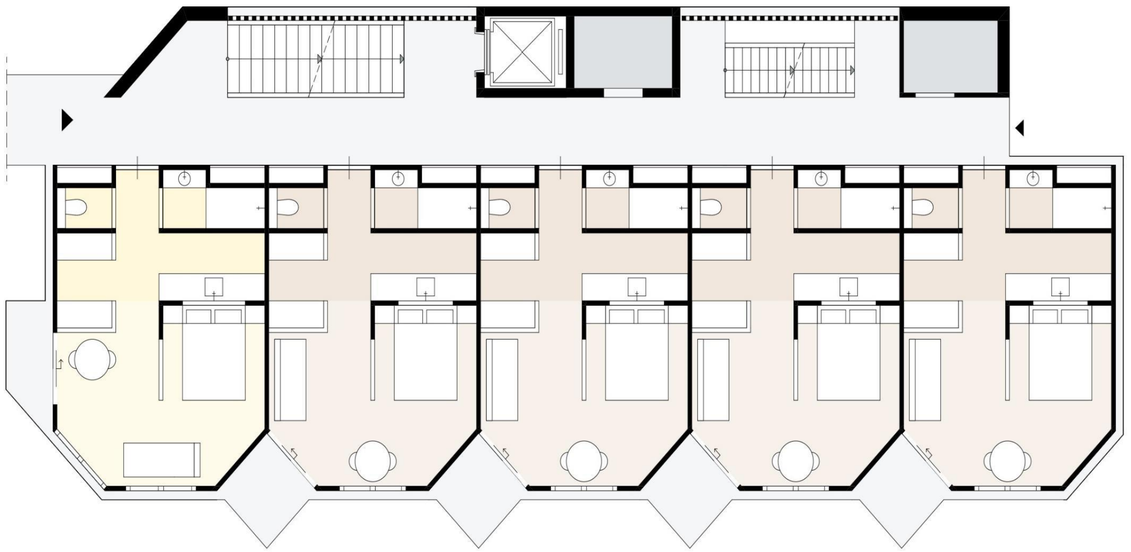
FLOOR 3



G

BUILDING

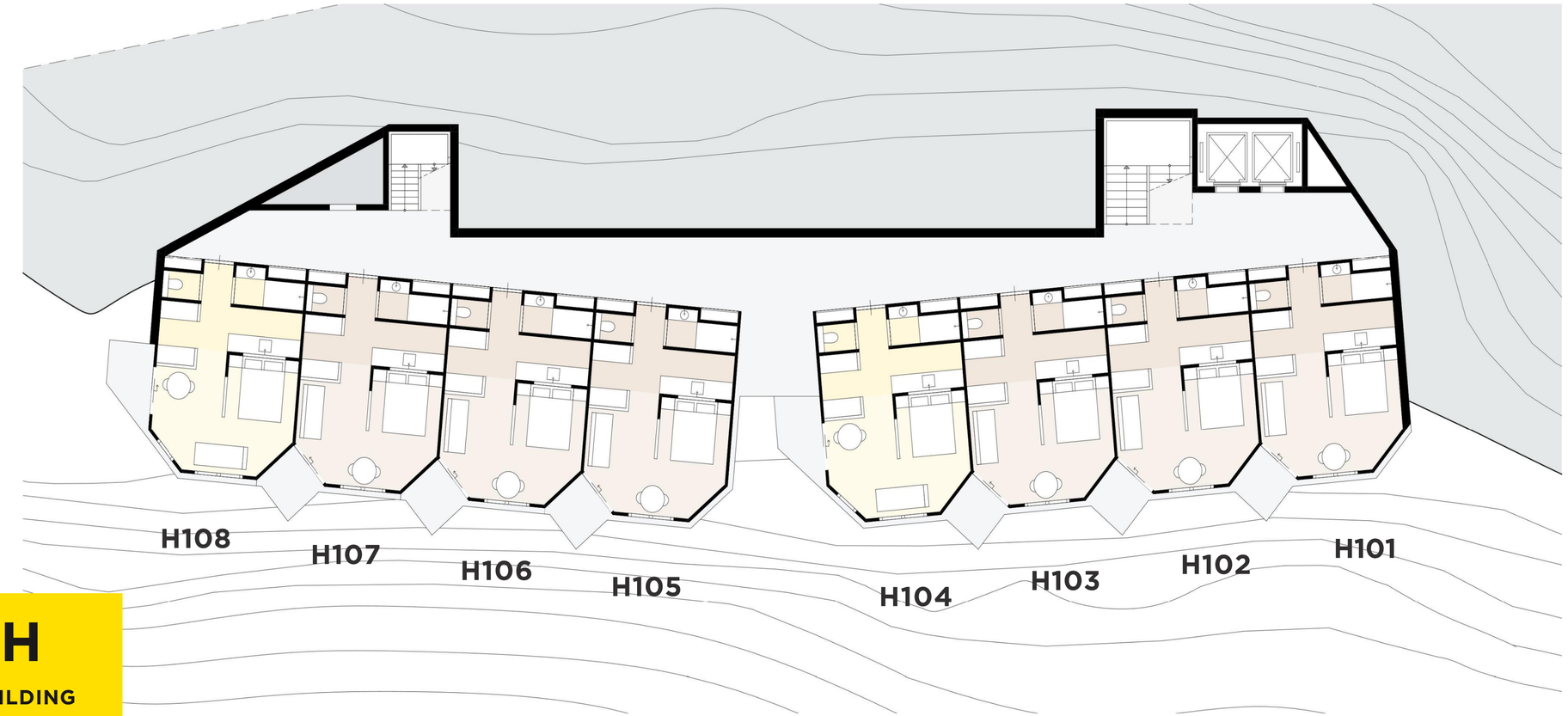
FLOOR 4



G

BUILDING

FLOOR 5



H

BUILDING

FLOOR 1



H

BUILDING

FLOOR 2



H

BUILDING

FLOOR 3



H

BUILDING

FLOOR 4



H

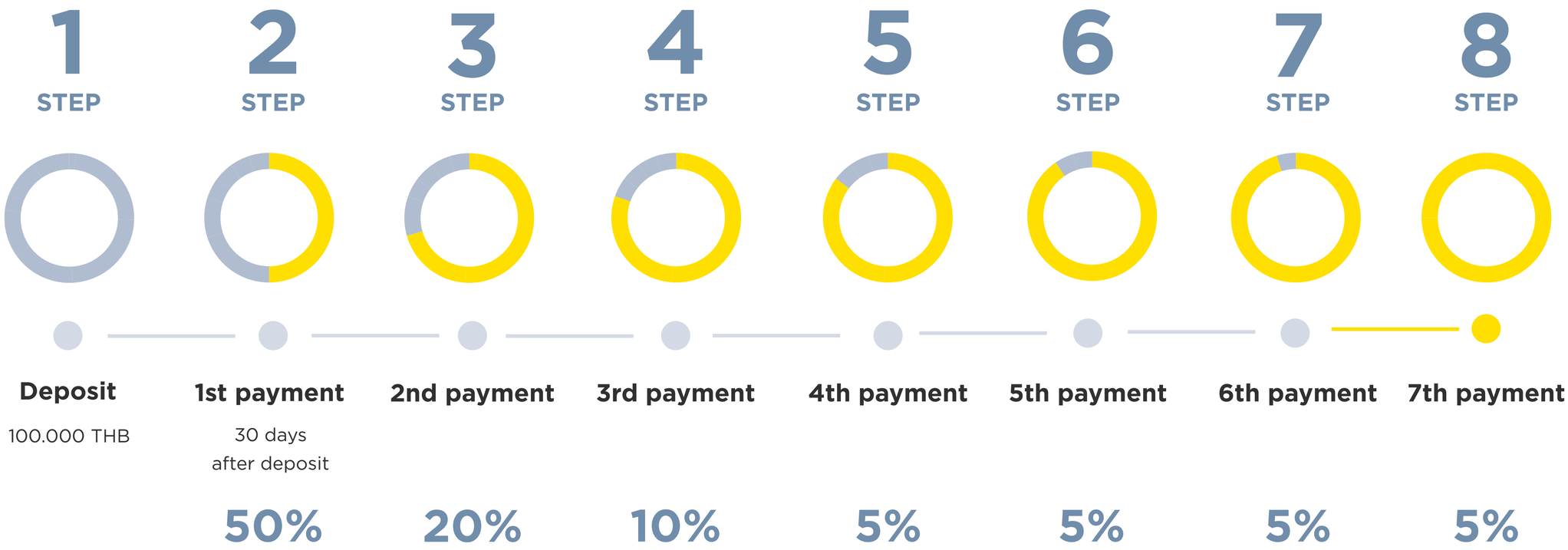
BUILDING

FLOOR 5

Financial aspect

Phenomenon. Sea view condominium in Kata area

Purchase conditions and payment schedule



Additional expenses



60 THB | SQ.M

Service per month

Annual payment



500 THB | SQ.M

Capital Improvement Fund

One-time payment



INCLUDED IN PRICE

Furniture Package



1.25 %

Leasehold registration

One-time payment



2.25 %

Freehold registration
Registration fee – 350.000 THB

One-time payment



15.000 THB

Installation of water and electricity meters

One-time payment



PHENOMENON. SEA VIEW CONDOMINIUM IN KATA AREA

EXCLUSIVE PRE-SALE

General characteristics of the project | Infrastructure | Location advantages | Available apartments